



Keable Homes Ltd
Sales & Lettings



- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GENEROUSLY PROPORTIONED ROOMS
- REFURBISHED SHOWER ROOM
- MULTI-VEHICLE DRIVEWAY
- LOW MAINTENANCE GARDENS
- DETACHED GARAGE
- DESIRABLE AREA
- EARLY VIEWING HIGHLY RECOMMENDED

Westbourne Avenue, Staffordshire, WS6 7DF

Offers In Region Of £239,995

KEABLE HOMES are delighted to bring to Market, this semi-detached bungalow situated in the much sought-after Village of Cheslyn Hay. With generously proportioned rooms throughout, a refurbished shower room, multi-vehicle driveway, separate garage and low maintenance gardens combined with its location, this bungalow ticks all the boxes and early viewing is highly recommended.



Property Description

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FRONT ASPECT

Approached via a large multi-vehicle tarmac driveway to the side and the front, the property has an area laid to lawn with established shrub borders perfectly enclosed by a combination of box-hedge and wall border. Access to the property is gained from the side entrance with access to the garage and rear garden to the side also.

ENTRANCE HALL

Entered from the side of the property via a uPVC double-glazed door, the hallway provides access to the shower room, bedroom two, bedroom one and the lounge and comprises neutrally decorated walls with coving to the ceiling, fitted wall and ceiling light, a radiator and power points.

SHOWER ROOM

7' 9" x 6' 9" (2.38m x 2.07m) The Shower room has an obscure-glazed uPVC window with fitted blind and is situated to the side of the property. It has been fully refitted and comprises a low level WC and sink housed within a vanity unit providing valuable additional storage and benefits from a lovely double sized walk-in shower with screen. Flooring is vinyl and walls are fully tiled.

LOUNGE

17' 11" x 11' 9" (5.49m x 3.59m) The Lounge is a spacious room with a large uPVC double-glazed window with fitted blinds, looking out to the rear of the property. It has papered walls with dado rail and wall lights, coving to the ceiling which hosts two ceiling lights and a brick fireplace with inset fire. Flooring is carpeted, there is an aerial point, power points and more than adequate space for a large suite, media station and additional furniture.





KITCHEN/BREAKFAST ROOM

13' 6" x 8' 7" (3.96m x 2.63m) The kitchen has a large set of uPVC double-glazed patio doors with fitted blinds, looking out to the rear of the property. It comprises a range of wall, base and drawer units in a Beech effect wood, with contrasting work surfaces housing the stainless-steel sink, drainer and mixer tap. There is an integrated cooker, hob and extractor, with sunken ceiling spotlights and walls are fully tiled and there is new carpeted flooring. A well maintained and generously sized room with adequate space for a small dining table to sit and enjoy the views of the privately enclosed rear garden.

BEDROOM ONE

14' 8" x 10' 4" (4.49m x 3.17m) The Master bedroom situated to the front of the property is a lovely double sized room with a large uPVC double glazed window with fitted blinds. It has neutrally decorated walls, carpeted flooring, a radiator, light fitting, power points and benefits from fully fitted wardrobes with an integrated dressing area.

BEDROOM TWO

10' 11" x 10' 1" (3.34m x 3.08m) The second bedroom has a large uPVC double-glazed window with fitted blinds and is again situated to the front of the property. It is neutrally decorated with dado rail, coving to the ceiling, ceiling light, power points and a radiator. A good double sized room with space for additional storage.

DETACHED GARAGE

27' 9" x 9' 1" (8.46m x 2.77m) The detached garage, accessed from the front of the property via an up-and-over door is generously sized and a useful addition. It has secondary door access to the side, accessible from the rear garden and has a large window, allowing plenty of natural light into the area. It also benefits from power and light making this a useful space for a multitude of purposes.

REAR GARDEN

The rear garden is accessed from the kitchen and also from a side gate, from the front of the property and is fully enclosed to all sides with well-maintained fencing and has a slabbed patio area surrounding the property, with an additional area to house seats or a table and chairs. There is a separate area laid to lawn with landscaped, low maintenance borders. A lovely sized and private garden to enjoy those Summer days.



Floor Plan

Garage

Total floor area 81.6 sq.m. (878 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements